

Harrington Park
PLANNING BOARD MINUTES
TUESDAY, JULY 12, 2016

The meeting was brought to order by Chair Capazzi at 8:03PM.

Roll Call	Present	Absent
CAPAZZI	X	
ARDITO	X	
MAYOR HOELSCHER	X	
SEYMOUR-JONES	X	
McLAUGHLIN		X
LEE	X	
WALDRON	X	
NAPOLITANO		X
BARRAGATO	X	

Also Present: Jennifer Knarich, Legal Counsel
John Schettino, Legal Counsel
Carolyn Lee, Board Clerk (substitute)
Michael Hakim, Planner
Evan Jacobs, Neglia Engineering, Board Engineer

MINUTES TO BE APPROVED: June 14, 2016 with the changes reviewed in meeting.

June 2016 Minutes	Move	Second	YES	NO	Abstain
CAPAZZI			X		
ARDITO		X	X		
MAYOR HOELSCHER			X		
SEYMOUR-JONES	X		X		
McLAUGHLIN					
LEE			X		
WALDRON			X		
NAPOLITANO					
BARRAGATO					X

NEW BUSINESS

Items from the Public

Ms. Knarich swears in Mr. and Mrs. Verselis (140 Hackensack Ave.).

They have spoken to Mr. Zavarino, the borough's building official, about this ordinance who suggested they present at this planning board meeting. The Verselis are requesting an explanation for the intent and interpretation of Ordinance 664, which is an addendum to section 350-57, about soil removal, and minor soil movement permits. The Verselis referred to an Engineering Review letter from Neglia Engineering from October 30, 2015. They advised them that an increase in impervious space of coverage over 500 square feet requires a seepage pit. The plan indicates that there is an increase to 696 square feet coverage. The issue is the calculation

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of impervious coverage. The clarification of the definition of impervious coverage would impact their decisions on their renovations. They are asking how storm water from an impervious deck will collect into a seepage pit if the deck is soil underneath. They also requested guidance in the next steps. Mr. Jacob, the Board Engineer indicated that a deck is defined as impervious in the zoning ordinance. Mr. Jacob will provide a response and clarification to the Verslis to their requests within a week.

OLD BUSINESS

Ordinance 705

Mr. Waldron recused himself.

Ms. Knarich swears in Michael Hakim (68 Dean Street).

Mr. Hakim discussed Ordinance 705 that was read “first reading” by the Mayor and Council in the response to this body in recommending the enactment of OALSR zone and regulations that would replace the old O & R zone. Mayor and Council have accepted the Planning Board’s recommendation and is scheduled to have a second reading and public hearing later this month (July 18). They are asking if they have taken the right steps and if they should go forward. The letter indicates that this body has found that the ordinance is consistent with the master plan and they are recommending that the Mayor and Council go forward with the “second reading” and conducting public hearing with the intent of enacting the ordinance. The objectives to the ordinance helped determine that it is consistent with master plan. Those objectives included the maintenance of the highest standards of environmental quality; compatibility with surroundings; and provide for and contribute to the fair share of affordable housing. The other objective that this body had was to have a contemporary zone that reflect land use as they are desired today and that would be beneficial to the community. Those are the reasons why this body opted to prepared that code and prepare and send the letter to Mayor and Council.

The motion should state the Board had determined that Ordinance 705 is consistent with the master plan and recommend that the Mayor and Council go forward with the second reading and public hearing.

Ordinance 705	Move	Second	YES	NO	Abstain
CAPAZZI			X		
ARDITO		X	X		
MAYOR HOELSCHER			X		
SEYMOUR-JONES	X		X		
McLAUGHLIN					
LEE			X		
WALDRON					
NAPOLITANO					
BARRAGATO			X		

Chairman Capazzi and Mr. Hakim signed the letter to the Mayor and Council recommending Ordinance 705 and to go forward with the second reading and public hearing.

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VERIZON APPLICATION FOR REVIEW:

Mr. Schettino stepped in for Ms. Knarich, who recused herself.

Represented by Mr. Frank Ferraro of Ferraro & Stamos, LLP of 22 Paris Avenue, Suite 105, Rockleigh, N.J. 07647

Verizon Wireless proposed the collocation of a new wireless telecommunication facility on Borough property, at La Roche Avenue, Block 1206, Lot 2

Mr. McLaughlin and Naplitano were not present as they are on the 200 ft. list. Mr. Waldron joined the board on the dais.

Mr. Ferraro had a chance to review the letters from the Board's planner and engineer and will address the screening of behind the DPW garage.

Mr. Murawski, Verizon Engineer, was sworn in last meeting. He referred to the site plan from June 29, 2016. The changes discussed were:

- Verizon has agreed to replace in its entirety the existing 8ft tall vinyl wall with a 10ft tall vinyl fence. The 10ft high fence was selected in order to completely cover the proposed improvements. There should be nothing visible inside the compound from across the way.
- There will be a 12ft minimum width to accommodate additional equipment if necessary. Verizon indicated that this facility will have no impact on the DPW operations.
- Lights will be used during emergency situations such as nighttime maintenance if needed. There is no permanent lighting. It will be task lighting.

Verizon is in communication with T-mobile consenting with the change in the fence, the support column within, and the table tray over their leased area. Phoenix Towers International, the owners of the tower, had a chance to review the plans and had no objections to it. This design has all the appropriate authorizations.

Questions for the Verizon Engineer

- Is a need for additional rows of generators? No.
- What is the height of the building? 15 feet. Roof height varies.

Mr. Karlebach was sworn in the June meeting. He reviewed the photographs of an 8ft fence compared to a 10ft fence with the Planning Board.

Mr. Ferraro reviewed the questions, comments and recommendations from Mr. Hakim's report from June 28, 2016. Discussion for Section III:

- A. There is no increase the height of the monopole.
- B. The extended space for the compound was addressed by Mr. Murawski indicating that it was to accommodate equipment if necessary. There are no issues with the railroad that they are aware of. It is similar to T-mobile installation.
- C. The 10ft fence would address the visual impact. The Board will determine if they would like the 10ft fence.
- D. Verizon has authorization to replace T-mobile's fence with a 8ft or 10ft fence.

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E. Verizon can discuss how to reinforce the panels, but the tower does not belong to Verizon. They will do what it possible to secure it. The DPW had to collect the panels on South Street after a storm. Verizon will seek out the owner and will get a response from the tower owner.

F. The Planning Board and Verizon discussed what a fair share contribution would be for effective screening on Semmens Rd. After discussion, both the Board and Mr. Ferraro agreed that the fair share contribution would be \$8,500 toward replacement of the fence. This would be paid to the Borough in lieu of the replacing T-mobile fence, in lieu of the 10ft fence and in lieu of landscaping. Mr. Ferraro will revise the plans.

G. No need for testimony as the result of the above agreement in section F.

Vote to approve the application pending the agreement on the condition. It is an 8ft only on the new portion of the existing fence. The new fence will match the existing fence.

Verizon APPLICATION	Move	Second	YES	NO	Abstain
CAPAZZI			X		
ARDITO		X	X		
MAYOR HOELSCHER			X		
SEYMOUR-JONES	X		X		
McLAUGHLIN					
LEE			X		
WALDRON			X		
NAPOLITANO					
BARRAGATO			X		

VERIZON RESOLUTION

The Planning Board reviewed the Verizon Resolution.

Questions and comments:

- Page.12 # 5. Regarding the radiation testing. Mr. Ferraro indicated that testing is required.
- Mr. Hakim asked if Verizon could reach out to the owners of the towers to reinforce the shroud on the pole. Mr. Ferraro agreed to reach out to the tower owners,

Vote for the approval of the resolution.

Verizon RESOLUTION	Move	Second	YES	NO	Abstain
CAPAZZI			X		
ARDITO			X		
MAYOR HOELSCHER			X		
SEYMOUR-JONES	X		X		
McLAUGHLIN					
LEE			X		
WALDRON		X	X		
NAPOLITANO					

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BARRAGATO			X		
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ADJOURNED AT 9:23PM

**NEXT SCHEDULED PLANNING BOARD MEETING:
Tuesday, August 9, 2016**